

Before the Board of Supervisors County of Placer, State of California

In the matter of:

A Resolution to Amend the Dry Creek/West Placer Community Plan Land Use Diagram to include the Placer Vineyards Specific Plan and the Riolo Vineyard Specific Plan

Resolution No.: 2018-160

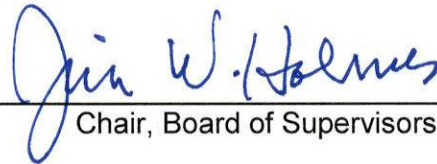
The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held September 25, 2018, by the following vote on roll call:

Ayes: DURAN, UHLER, MONTGOMERY, HOLMES

Noes: NONE

Absent: WEYGANDT

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, on August 16, 1994, the Board of Supervisors adopted Resolution No. 94-238 to amend the Dry Creek/West Placer Community Plan to include the "West Placer Specific Plan Area"; and

WHEREAS, Resolution No. 94-238 included the adoption of Exhibit I with development standards for the West Placer Specific Plan Area; and

WHEREAS Exhibit 1 states "The Community Plan Land Use diagram and all appropriate exhibits will also be amended to designate the area as the West Placer Specific Plan Area" but said amendment was never adopted; and

WHEREAS, on July 16, 2007, the Board of Supervisors adopted Resolution No. 2007-229 to certify the Final Environmental Impact Report for the Placer Vineyards Specific Plan ("PVSP") and adopted the Placer Vineyards Specific Plan (Resolution No. 2007-230-General Plan Amendment, Resolution No. 2007-232 Specific Plan Adoption, Ordinance No. 5475-B-PVSP Development Standards, Ordinance No. 5476-B-zoning consistency); and

WHEREAS, the boundaries of the PVSP are generally the same as the "West Placer Specific Plan Area"; and

WHEREAS, on January 6, 2015, the Board of Supervisors adopted an Addendum to the certified FEIR (Resolution No. 2015-012) and adopted amendments to the PVSP (Resolution No. 2015-013) and to the PVSP Development Standards (Ordinance No. 5758-B); and

WHEREAS, on May 12, 2009, the Board of Supervisors adopted Resolution No. 2009-117 to certify the Final Environmental Impact Report for the Riolo Vineyard Specific Plan ("RVSP") and adopted the Riolo Vineyard Specific Plan (Resolution No. 2009-118-General Plan Amendment, Resolution No. 2009-119-Dry Creek/West Placer Community Plan amendment; Resolution No. 2009-120-Specific Plan adoption, Ordinance No. 5555-B-RVSP Development Standards); and

WHEREAS, on March 24, 2015, the Board of Supervisors adopted an Addendum to the Certified FEIR (Resolution No. 2015-056) and adopted amendments to the RVSP (Resolution No. 2015-057), the RVSP Development Standards (Ordinance No. 5769-B, the RVSP Design Guidelines (Resolution No. 2015-068) and adoption of a rezone of the RVSP land area (Ordinance No. 5768-B); and

WHEREAS, the purpose of this resolution is to update the Dry Creek/West Placer Community Plan land use diagram to include the Placer Vineyards Specific Plan and Riolo Vineyard Specific Plan land use designations; and

WHEREAS, the purpose of this resolution is to incorporate by reference the PVSP policy document and Development Standards; and

WHEREAS, this resolution relies upon the environmental review certified for both PVSP and RVSP as identified herein; and

WHEREAS, on July 26, 2018, a noticed public hearing was held before the Placer County Planning Commission to consider this update the Dry Creek/West Placer Community Plan land use diagram, after which the Planning Commission made written recommendations to approve this amendment to the Board of Supervisors; and

WHEREAS, on September 25, 2018, a noticed public hearing was held before the Board of Supervisors to consider the recommendations of the Planning Commission and finds as follows:

1. The proposed update to the Dry Creek/West Placer Community Plan land use diagram is consistent with the prior actions of the Board to adopt the Placer Vineyards Specific Plan and Riolo Vineyard Specific Plan and intended to capture those prior actions by amending the Dry Creek/West Placer Community Plan land use diagram to depict these duly adopted specific plans.
2. The proposed update the Dry Creek/West Placer Community Plan land use diagram was contemplated when each specific plan was adopted (2007 and 2009 respectively) and therefore included in the environmental review conducted for each, as identified above.

BE IT RESOLVED, by the Board of Supervisors, County of Placer, State of California:

1. The Dry Creek/West Placer Community Plan land use diagram is hereby amended to include the Placer Vineyards Specific Plan land use designation, as depicted in Exhibit A to this resolution. The Placer Vineyards Specific Plan land use designation replaces the "West Placer Specific Plan Area" land use designation adopted in Resolution No. 94-238 and the Placer Vineyards Specific Plan land plan diagram shall replace the attachment to Exhibit 1 entitled "Dry Creek/west Placer Community Plan (GPA-299).
2. This resolution incorporates by reference the Placer Vineyards Specific Plan Development Standards. Upon the effective date of this resolution the Placer Vineyards

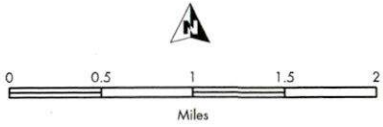
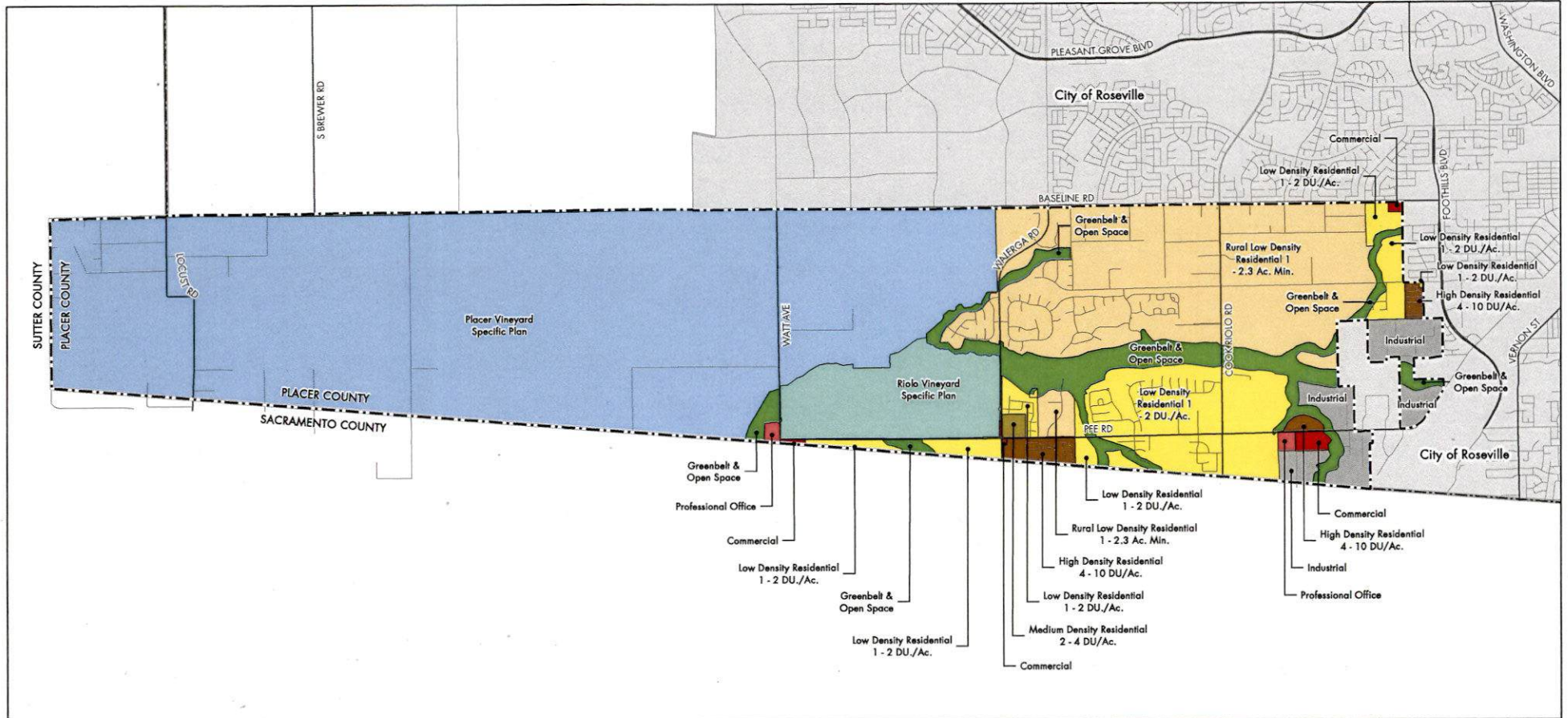
Specific Plan policy document and Development Standards, as adopted in 2015 and as may be subsequently amended will guide and determine the land uses and development standards within the Placer Vineyards Specific Plan area.

3. Upon the effective date of this resolution, the introduction and paragraphs 1-6 of Exhibit 1 to Resolution No. 94-238 shall be replaced with reference to the Placer Vineyards Specific Plan Development Standards. Paragraphs 7 and 8 of Exhibit 1 to Resolution No. 94-238 shall remain in full force and effect.
4. The Dry Creek/West Placer Community Plan land use diagram is hereby amended to include the Riolo Vineyard Specific Plan land use designation, as depicted in Exhibit A to this resolution.
5. This resolution incorporates by referenced into the Dry Creek/West Placer Community Plan the Placer Vineyards Specific Plan policy document and Development Standards and the Riolo Vineyard Specific Plan policy document, Design Guidelines and Development Standards, which shall govern the land uses and development within the respective land plan areas.

Exhibit A – Revised Dry Creek/West Placer Community Plan Land Use Diagram

DRAFT

Dry Creek/West Placer Community Plan Land Use Plan



DATA DISCLAIMER:
The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supersede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

- Dry Creek/West Placer Community Plan
Land Use Designations
- Greenbelt & Open Space
 - Agriculture-Residential Development Reserve 4.6 - 20 Ac. Min.
 - High Density Residential 4 - 10 DU./Ac.
 - Medium Density Residential 2 - 4 DU./Ac.
 - Low Density Residential 1 - 2 DU./Ac.
 - Low Density Residential Development Reserve 1 - 2 DU./Ac.
 - Professional Office
 - Rural Residential 2.3 - 10 Ac. Min.
 - Industrial
 - Rural Low Density Residential 1 - 2.3 Ac. Min.
 - Placer Vineyards Specific Plan
 - Commercial
 - Riolo Vineyard Specific Plan
 - City of Roseville